



# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1/3 Ervin Road, Kilsyth 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$430,000 & \$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$520,000 \*House  \*Unit x  Suburb Kilsyth

Period - From August 2016 to July 2017 Source Core Logic

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property     | Price     | Date of sale |
|------------------------------------|-----------|--------------|
| 1 2/109 Colchester Road, Kilsyth   | \$465,500 | 27/7/2017    |
| 2 11B Mountain View Road, Kilsyth  | \$450,000 | 24/5/2017    |
| 3 2/456 Mt Dandenong Road, Kilsyth | \$485,000 | 18/7/2017    |